141.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,220,500 / 1,220,500
					USE VALUE:	1,220,500 / 1,220,500
					ASSESSED:	1,220,500 / 1,220,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPELLMEYER NEAL W &
Owner 2:	CARPENTER GRACE M
Owner 3:	
Street 1:	14 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLISS DAVID F--ETAL -
Owner 2:	UHL JUDITH P -
Street 1:	14 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 13,695 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1850, having primarily Wood Shingle Exterior and 3023 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	13695.000	548,800	7,000	664,700	1,220,500
Total Card	0.314	548,800	7,000	664,700	1,220,500
Total Parcel	0.314	548,800	7,000	664,700	1,220,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.71 | /Parcel: 403.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90984

GIS Ref

GIS Ref

Insp Date 05/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	549,000	7000	13,695.	664,700	1,220,700	1,220,700	Year End Roll	12/18/2019
2019	104	FV	446,400	7000	13,695.	623,100	1,076,500	1,076,500	Year End Roll	1/3/2019
2018	104	FV	445,700	7000	13,695.	515,100	967,800	967,800	Year End Roll	12/20/2017
2017	104	FV	418,500	7000	13,695.	473,600	899,100	899,100	Year End Roll	1/3/2017
2016	104	FV	445,300	7000	13,695.	432,000	884,300	884,300	Year End	1/4/2016
2015	104	FV	373,000	7100	13,695.	423,700	803,800	803,800	Year End Roll	12/11/2014
2014	104	FV	373,000	7100	13,695.	393,800	773,900	773,900	Year End Roll	12/16/2013
2013	104	FV	387,500	7100	13,695.	374,700	769,300	769,300		12/13/2012

!10927!

PRINT

Date	Time
12/11/20	01:09:46

LAST REV

Date	Time
12/23/19	09:36:54
danam	

PAT ACCT. 10927

USER DEFINED

Prior Id # 1:	90984
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLISS DAVID F--	65476-185		6/3/2015		875,000	No	No		
	20076-397		9/1/1989		309,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2019	1113	Solar Pa	23,400	C				
4/4/2013	487	Manual	3,813	C				
4/2/2012	307	Manual	1,425					air sealing & insu
4/15/2005	262	Redo Bat	17,000	C		G6	GR FY06	2nd flr bth
10/18/1996	539	Manual	1,678					REPLACE WOOD STOVE
9/30/1992	486	Manual	1,200					INSTALL STOVE PIPE

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	Inspected	BS	Barbara S
4/24/2018	MEAS&NOTICE	BS	Barbara S
6/29/2016	Sales Review	PT	Paul T
6/12/2013	Info Fm Prmt	EMK	Ellen K
11/7/2008	Inspected	163	PATRIOT
10/28/2005	Permit Visit	BR	B Rossignol
12/21/1999	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13695		Sq. Ft.	Site		0	80.	0.61	9									664,679						664,700	

Total AC/HA: 0.31439 | Total SF/SM: 13695 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 664,679 | Spl Credit | Total: 664,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.02947235
Const Adj.:	0.98990101
Adj $ / SQ:	163.052
Other Features:	128500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	745720
Depreciation:	196870
Depreciated Total:	548850

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	7	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	6	4	
Totals			
2	12	7	

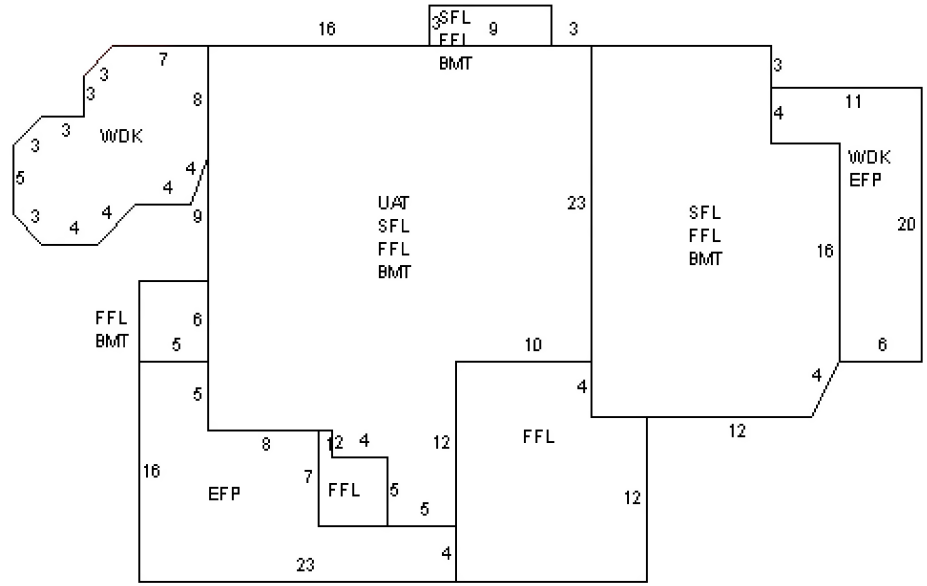
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.36
Special Features:	0	Val/Su Net:	112.46
Final Total:	548800	Val/Su SzAd	198.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,516	163.050	247,187
BMT	Basement	1,281	55.270	70,807
SFL	Second Floor	1,251	163.050	203,978
EFP	Enclos Porch	348	34.690	12,074
WDK	Deck	290	9.350	2,712
UAT	Upper Attic	194	65.220	12,669

Net Sketched Area:	4,880			Total:	549,427
Size Ad	2767	Gross Are	5463	FinArea	3023

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	18X25	A	AV	1910	22.61	T	40	104			6,100			6,100
19	Patio	D	Y	1	16X22	G	AV	1970	4.14	T	39.2	104			900			900

More:	N	Total Yard Items:	7,000	Total Special Featues:		Total:	7,000